



# 1270 Houghton Road Kelowna British Columbia

\$839,000

Welcome to 1270 Houghton Road! A great opportunity to own a huge 0.25-acre corner lot in the heart of Rutland North, zoned multi-family, potential for future development or enjoy solid rental income from this well-maintained home! This spacious property features 4 bedrooms, 2 bathrooms, and a fully self-contained suite with its own separate entrance, kitchen, and laundry. Upstairs offers 2 bright bedrooms, a full bathroom, and a functional layout, while the basement includes another 2 bedrooms, full bath, generous living space, and plenty of storage. Step outside to a fully fenced backyard, a covered back deck with stairs leading into the yard, a covered carport, ample extra parking, and a large driveway. Located in a desirable neighbourhood, close to schools, city bus routes, parks, shopping, and restaurants, this property checks all the boxes. Whether you're an investor, developer, or homeowner looking for space and flexibility, this is a must-see. Please note: showings can be scheduled after 5pm on weekdays or anytime on weekends. (id:6769)

Storage 13'1" x 4'5"  
 Storage 13'7" x 4'1"  
 Laundry room 8'3" x 5'2"  
 4pc Bathroom Measurements not available  
 Bedroom 9'9" x 12'4"  
 Bedroom 7'6" x 11'9"  
 Kitchen 13'3" x 12'2"

Living room 19'1" x 12'10"  
 4pc Bathroom Measurements not available  
 Bedroom 12'9" x 8'11"  
 Primary Bedroom 13'9" x 12'9"  
 Dining room 14'8" x 12'11"  
 Kitchen 13'2" x 14'10"  
 Living room 17'10" x 13'0"

Listing Presented By:



Originally Listed by:  
 Century 21 Assurance Realty Ltd

**RE/MAX Kelowna**

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